

**Applicant requests a Special Exception under Section 2.16.050 J (Carport over a Driveway) in an R-4 (Residential) zone.**

This would allow a 23'8" by 18'3" (433 square feet) carport which is proposed to encroach into the required front yard setback and to be located to within 6'9" of the front property line.

The required front and rear yard cumulative setback total is 45 feet in the R-4 zone district.

**BACKGROUND**

The applicant is requesting a carport that is proposed to encroach in the front yard setback. There is no utility easement at the front property line. Building Permits & Inspection has reviewed the structural drawings and provided written approval. The carport roof will rise no higher than the house. The carport will match the house in materials and design.

**CALCULATIONS**

Permitted carport area = 432.20 sq. ft. (2,165 sq. ft. ÷ 5)

Requested area of carport = 433 sq. ft. (23'8" x 18'3")

Required front and rear yard setback total = 45'

Requested front and rear yard cumulative setback = 36.75'

**STAFF RECOMMENDATION**

Staff recommendation is for approval of the request as it meets the requirements of the Special Exception J.

The Zoning Board of Adjustment is empowered under Section 2.16.050 J to:

Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year; and,
2. The zoning board of adjustment has received the written approval of the structural design from the building permits and inspection division of the development services department; and,
3. The carport shall be constructed of the same material, architectural design, and color scheme as the residential structure, open on three sides, and attached to the main structure; and,
4. The area of the carport shall not exceed one-fifth of the first-floor area of the dwelling, nor shall the carport rise above the highest point of the roof of the dwelling; and,
5. Elevation drawings of the proposed structure shall be submitted; and,
6. For a duplex, the total of all extensions granted shall not exceed one-third the average width of the site, and the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit; and,
7. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space; and,
8. There is no other reasonable alternative to provide a carport in the front yard of the subject property without exceeding the encroachments allowed in Title 20 of this code; and,
9. The extension shall not permit the creation of an additional dwelling unit for rental purposes nor shall it constitute an extension of the living area of the dwelling.

*Dedicated to Outstanding Customer Service for a Better Community*

**S E R V I C E   S O L U T I O N S   S U C C E S S**



## **CITY DEVELOPMENT DEPARTMENT**

**Building Permits & Inspections Division**

### **MEMORANDUM**

**TO:** Zoning Board of Adjustment Staff

**FROM:** Juan Estala, Chief Building Plans Examiner, Building Permits and Inspections Division

**SUBJECT:** CARPORT CASE FOR June 10, 2013 ZBA MEETING

**DATE:** June 5, 2013

I have reviewed the plans for ZBA case PZBA13-00018 located at 8601 Catalpa. The applicant is requesting a Special Exception J under Title 2.16.050 for a carport over the driveway.

The carport's structural design has been reviewed and has been found to be acceptable.

This letter is written pursuant to Title 2.16.050 J 2. "...zoning board of adjustment has received the written approval of the structural design from the building official."

**Mayor**  
John F. Cook

**City Council**

*District 1*  
Ann Morgan Lilly

*District 2*  
Susie Byrd

*District 3*  
Emma Acosta

*District 4*  
Carl L. Robinson

*District 5*  
Dr. Michiel R. Noe

*District 6*  
Eddie Holguin Jr.

*District 7*  
Steve Ortega

*District 8*  
Cortney Carlisle Niland

**City Manager**  
Joyce A. Wilson



Building Permits & Inspections Division  
Phone (915) 541-4795

# DESIGN:

DRAWN:

SAMMY

SCAF:

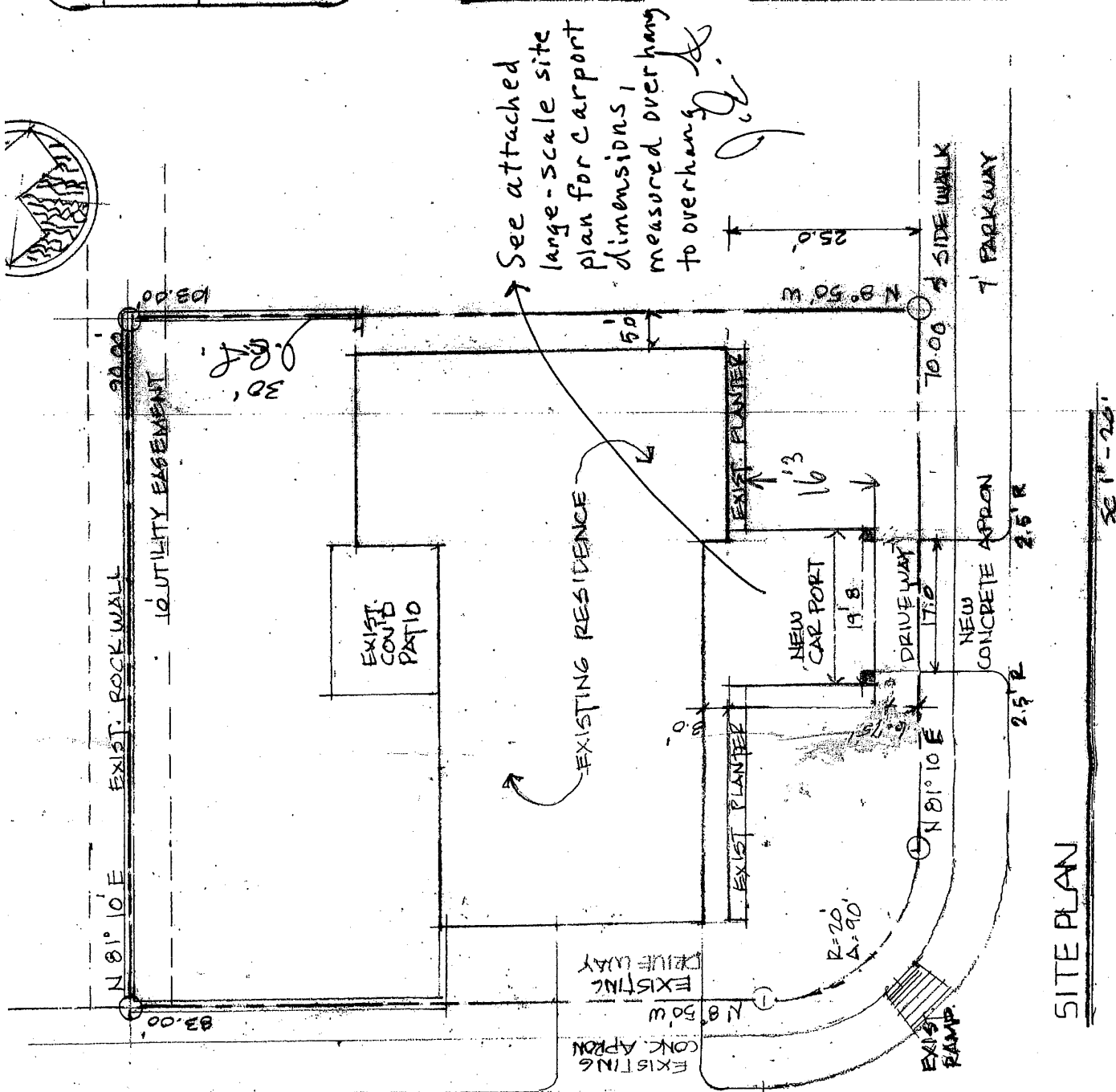
INDICATES

DATE:

APRIL 13

# PROJECT

8601 CATALPA LN. EL PASO, TX



# SITE PLAN

81-261

EXIST PLANTER

EXIST PLANTER

433 sq ft.

CARPET  
REQUEST

8601 CATHA PA LN.

2 ft  
OVERHANG

17'

19'8"

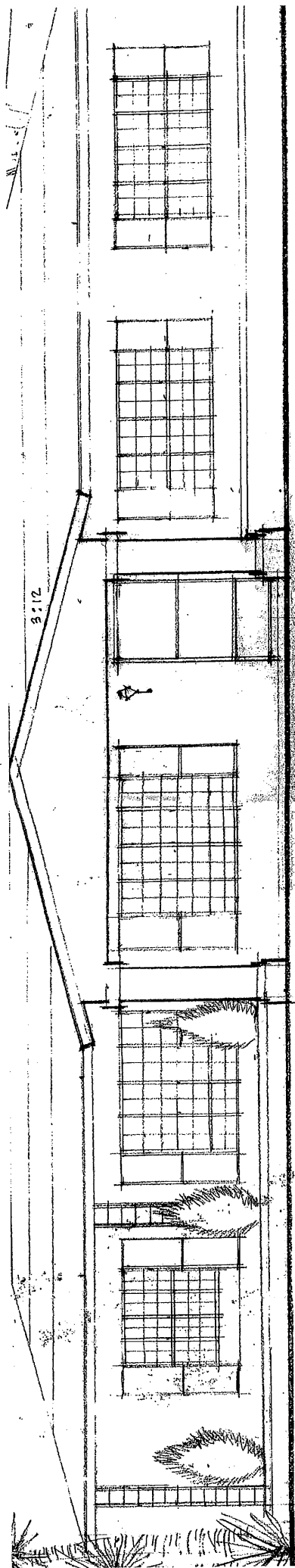
23'8"

SE 1/4" - 1'

16'3"

18'3"

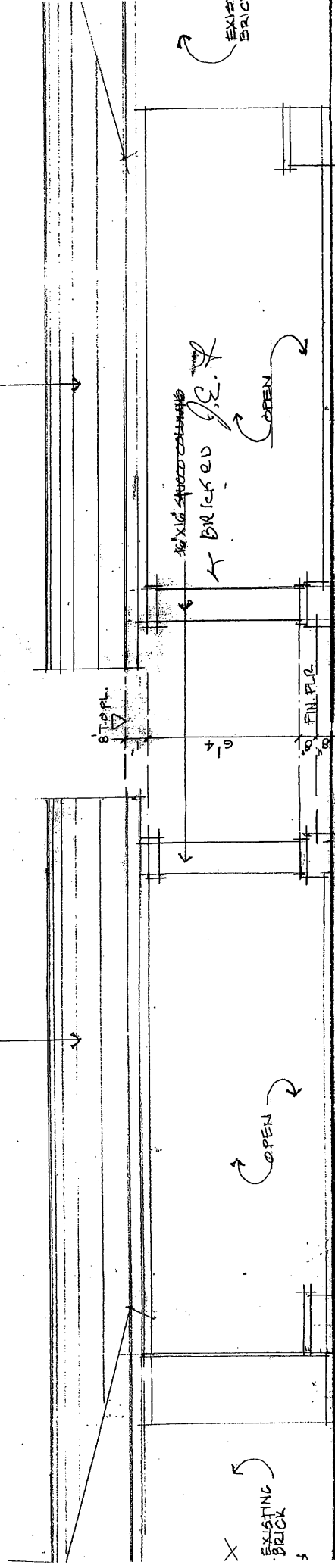




FRONT ELEVATION

SC-1/4"

NEW ASPHALT SHINGLES



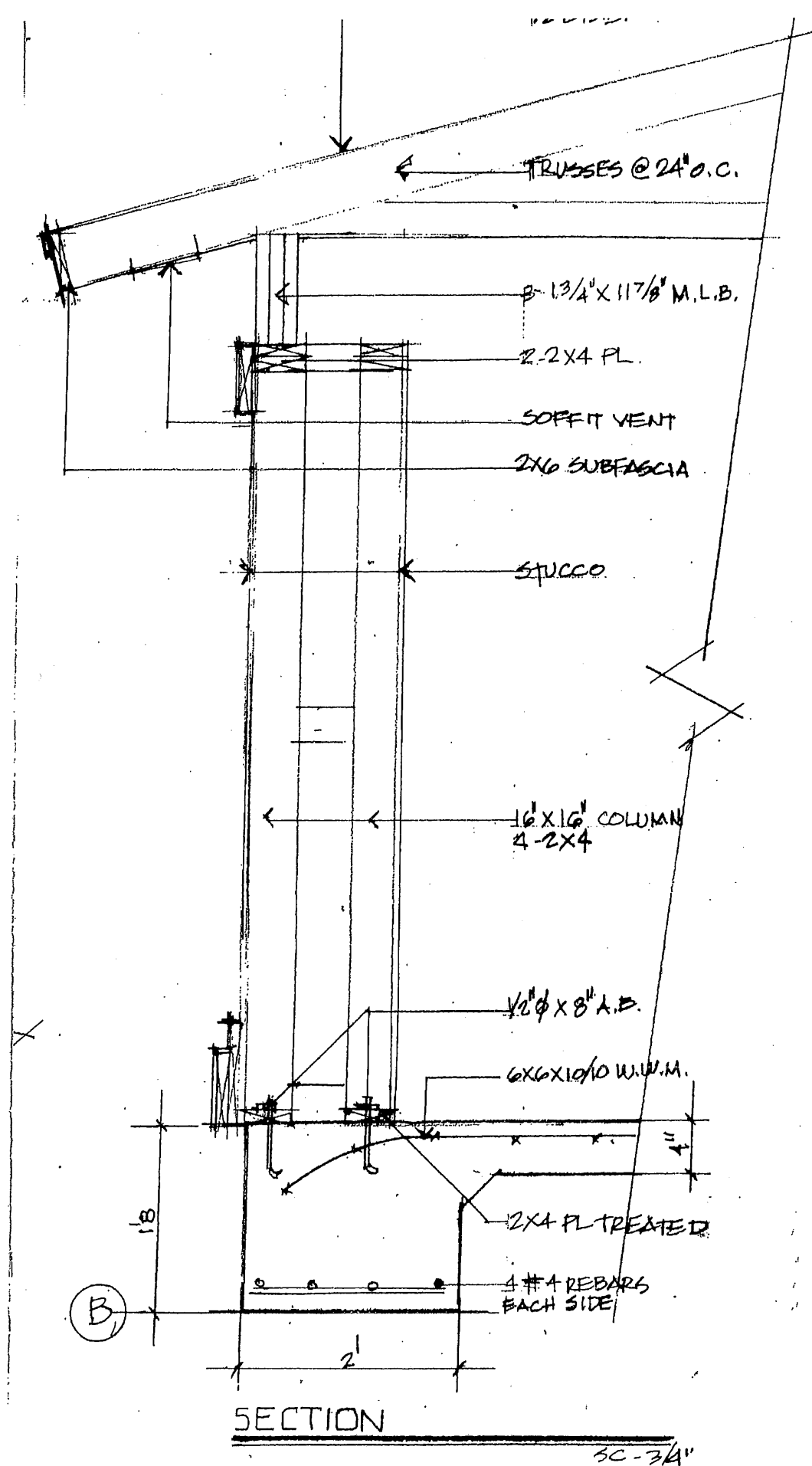
RIGHT ELEVATION

SC-1/4"

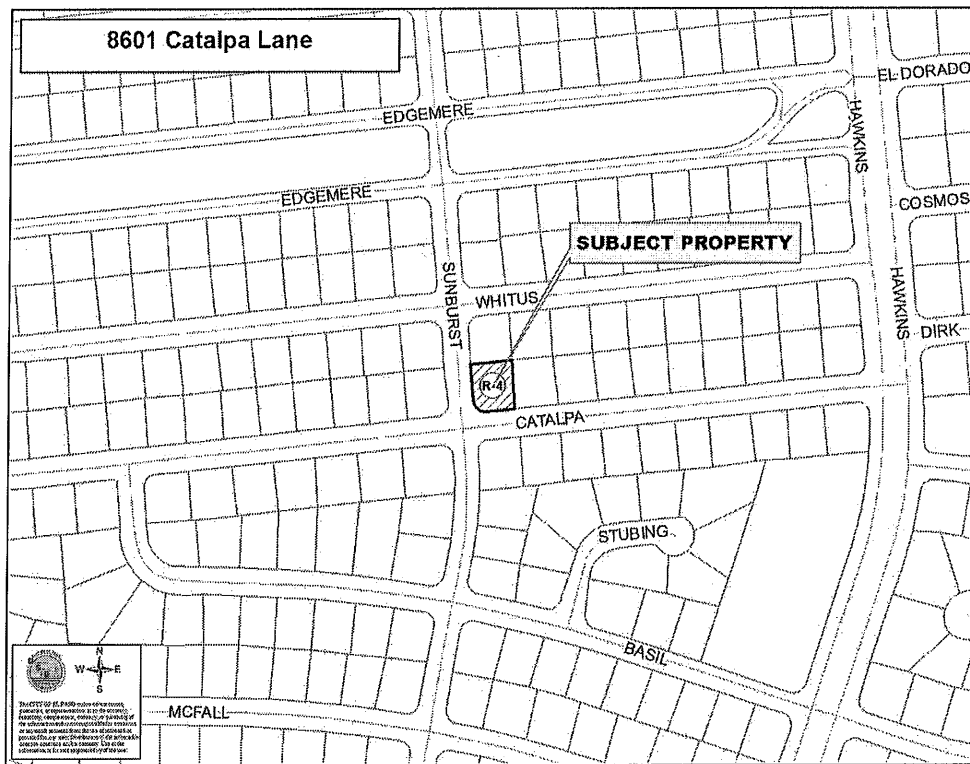
8601 CATALPA LN

RIGHT ELEVATION

SC-1/4"



## ZONING MAP



## NOTIFICATION MAP

